

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 HELM COURT CARRUM DOWNS VIC 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4 EARNSHAW DRIVE CARRUM DOWNS VIC 3201	\$750,000	25-Aug-25
9 TANIA COURT CARRUM DOWNS VIC 3201	\$845,000	15-Nov-25
4 HELM COURT CARRUM DOWNS VIC 3201	\$822,000	22-Jun-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 December 2025



4 EARNSHAW DRIVE CARRUM DOWNS VIC 3201

 3  2  -

Sold Price **\$750,000** Sold Date **25-Aug-25**

Distance **0.31km**

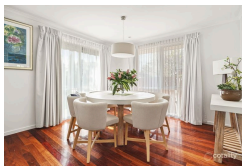


9 TANIA COURT CARRUM DOWNS VIC 3201

 3  2  2

Sold Price ^{RS} **\$845,000** Sold Date **15-Nov-25**

Distance **0.24km**



4 HELM COURT CARRUM DOWNS VIC 3201

 3  2  2

Sold Price **\$822,000** Sold Date **22-Jun-25**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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